HOUSING MARKET INFORMATION

HOUSING NOW
Kelowna CMA

CANADA MORTGAGE AND HOUSING CORPORATION

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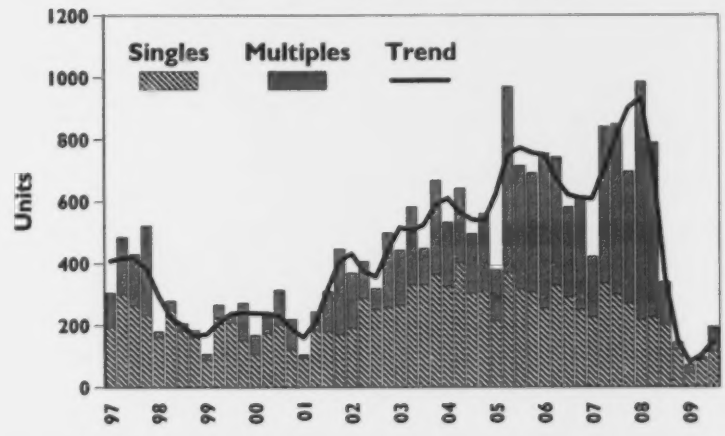
New Home Demand More Positive

Kelowna area housing starts totalled 193 units in the third quarter. Although both detached home and multi-family starts were well below levels recorded during the same period in 2008, housing starts have trended up in the past few months. September housing starts increased to the highest monthly level since last October.

Condominium construction – the first new project in over a year – boosted September housing starts. High inventories of new, completed and unoccupied units have constrained apartment condominium construction in 2009. Demand for resort housing and second residences, until last year, the fastest growing segment

Figure 1

Housing Starts - Kelowna CMA, 1997 - 2009



Source: CMHC.

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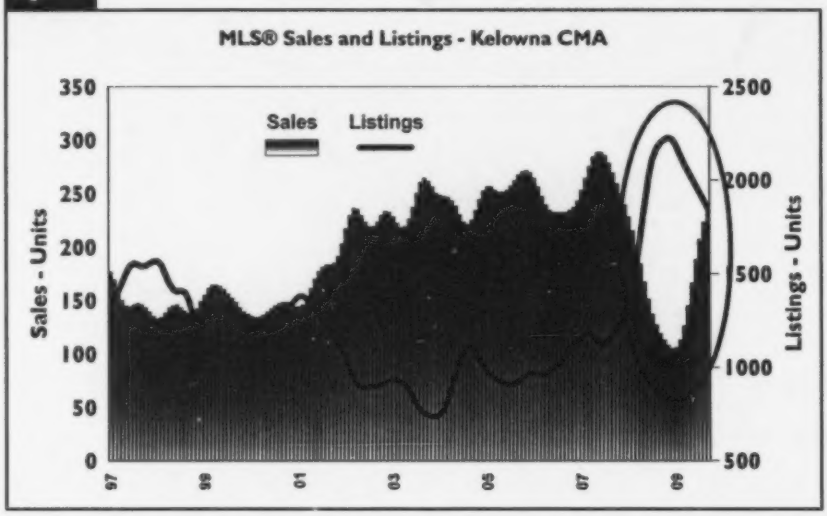
of Kelowna's condominium market, has cooled off in the wake of slower economic growth. Strong price competition from a well supplied resale market has also contributed to fewer condominium starts this year. Price reductions and other incentives have boosted absorptions during the past few months. Expect condominium construction to pick up later next year as the inventory of new, completed and unsold units and the supply of existing condominiums for sale comes down.

Rental housing starts will account for the bulk of apartment construction in 2009. Contstruction is expected to begin on three rental projects by year-end. With rents up sharply and construction costs coming down, rental construction has become a more viable development opportunity than in recent years. Reduced demand for condominiums has also freed up some building sites.

Starts of single detached units have begun to trend up, but like the multi-family sector, remained at low levels. For the first time since 2004, singles starts will match or surpass multi-family construction this year. The demand outlook is more positive. The inventory of new, completed and unoccupied detached homes has moved lower after climbing to record levels earlier this year. Demand has been strongest for moderately priced detached homes, those in the $450,000 - $550,000 price range. Lower lot prices and construction costs have allowed builders to more effectively compete with existing homes. Lot prices have declined in response to moderating demand and increased supply. The Kelowna area is now well supplied with building lots, a big change from the shortages seen prior to 2008.

Figure 1



Source: OMREB. MLS® Multiple Listing Service (MLS®) is a registered certification mark owned by the Canadian Real Estate Association. Data is seasonally adjusted.

Existing Home Sales Move Up

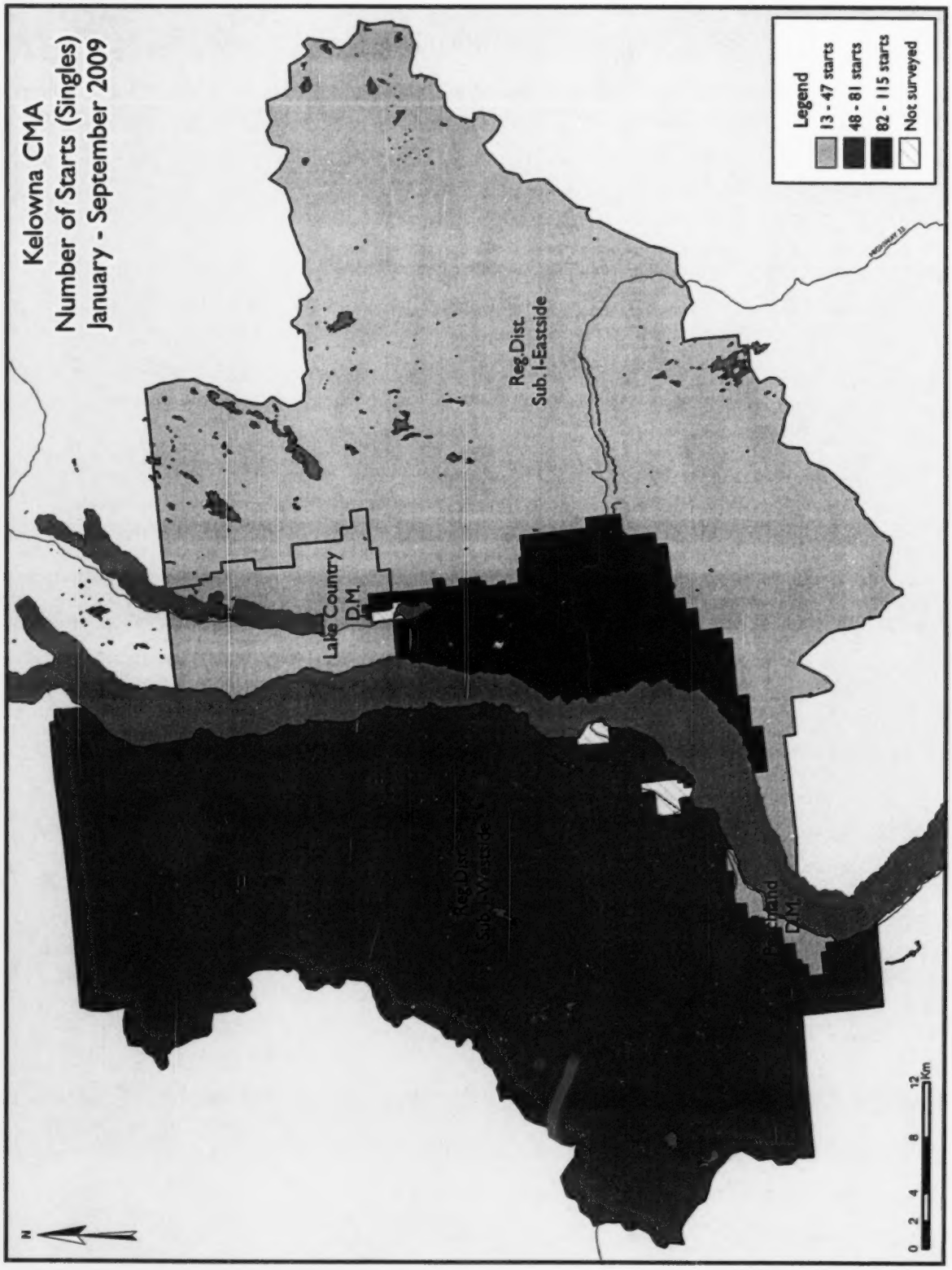
Sales of existing homes have rebounded sharply following a slow first quarter, recording monthly year-over-year gains since April 2009. Lower prices, an ample supply of listings and favourable interest rates have drawn more buyers into the marketplace. Detached homes and townhouses have accounted for the lion's share of the increase in existing home sales. Reduced demand for resort homes, second residences and investor-owned rental units has led to a modest up tick in condominium sales. Lower prices have also resulted in more competition from detached and semi-detached homes and townhouses, ownership options previously beyond the reach of many buyers.

Buyers continue to benefit from increased choice. Although listing activity has moderated from last year, the supply of homes available for sale remains at very high levels. Sellers have adjusted list prices to better reflect current market conditions.

Existing home prices have stabilized after trending down since spring 2008. Lower prices have contributed to improved affordability and helped trigger the recent surge in existing home sales. Prices are forecast to begin rising, edging up in response to stronger demand and reduced supply.

Kelowna's existing home market has shifted to a balanced from a buyer's market position. Homes are still taking longer to sell than a year ago, but other market indicators have moved in a more positive direction during the past three month period. The sales to active listings and sales to new listings ratios are on the rise, climbing back into balanced market territory. Sellers are now achieving a higher sale price to list price ratio than just a few months ago.

Stronger economic growth, low interest rates, and good supply of listings are expected to help sustain growth in demand for existing homes next year.


Kelowna CMA
Number of Starts (Singles)
January - September 2009
Legend
13 - 47 starts
48 - 81 starts
82 - 115 starts
Not surveyed
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
Reg.Dist.
Sub. I-Westside
Peachland
D.M.
N
0 2 4 8 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Kelowna CMA September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2009	36	4	0	1	8	46	2	0	97
September 2008	75	0	0	6	16	0	2	11	110
% Change	-52.0	n/a	n/a	-83.3	-50.0	n/a	0.0	-100.0	-11.8
Year-to-date 2009	224	12	0	9	48	48	19	0	360
Year-to-date 2008	596	0	0	21	283	1,128	26	59	2,113
% Change	-62.4	n/a	n/a	-57.1	-83.0	-95.7	-26.9	-100.0	-83.0
UNDER CONSTRUCTION									
September 2009	409	12	0	9	169	731	17	0	1,347
September 2008	716	0	0	28	442	2,334	22	89	3,631
% Change	-42.9	n/a	n/a	-67.9	-61.8	-68.7	-22.7	-100.0	-62.9
COMPLETIONS									
September 2009	59	0	0	3	14	56	2	0	134
September 2008	107	0	0	4	20	282	4	0	417
% Change	-44.9	n/a	n/a	-25.0	-30.0	-80.1	-50.0	n/a	-67.9
Year-to-date 2009	408	4	0	22	174	954	36	59	1,657
Year-to-date 2008	711	0	0	32	278	1,299	35	0	2,355
% Change	-42.6	n/a	n/a	-31.3	-37.4	-26.6	2.9	n/a	-29.6
COMPLETED & NOT ABSORBED									
September 2009	145	1	0	10	79	251	0	0	486
September 2008	121	1	0	4	33	55	0	0	214
% Change	19.8	0.0	n/a	150.0	139.4	—	n/a	n/a	127.1
ABSORBED									
September 2009	75	0	0	3	21	81	2	0	182
September 2008	89	0	0	4	18	245	4	0	360
% Change	-15.7	n/a	n/a	-25.0	16.7	-66.9	-50.0	n/a	-49.4
Year-to-date 2009	444	4	0	16	159	810	41	59	1,533
Year-to-date 2008	657	2	0	30	255	970	35	0	1,949
% Change	-32.4	100.0	n/a	-46.7	-37.6	-16.5	17.1	n/a	-21.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kelowna City									
September 2009	11	2	0	1	6	0	2	0	22
September 2008	23	0	0	1	4	0	2	11	41
Lake Country D.M.									
September 2009	5	2	0	0	2	0	0	0	9
September 2008	11	0	0	0	8	0	0	0	19
Peachland D.M.									
September 2009	1	0	0	0	0	0	0	0	1
September 2008	0	0	0	1	0	0	0	0	1
Reg. Dist. Sub. J - Westside									
September 2009	16	0	0	0	0	46	0	0	62
September 2008	41	0	0	4	2	0	0	0	47
Reg. Dist. Sub. I - Eastside									
September 2009	3	0	0	0	0	0	0	0	3
September 2008	0	0	0	0	2	0	0	0	2
Kelowna CMA									
September 2009	36	4	0	1	8	46	2	0	97
September 2008	75	0	0	6	16	0	2	11	110
UNDER CONSTRUCTION									
Kelowna City									
September 2009	187	6	0	5	88	604	16	0	906
September 2008	353	0	0	7	289	1,616	20	89	2,374
Lake Country D.M.									
September 2009	69	4	0	1	26	15	0	0	115
September 2008	111	0	0	2	47	158	0	0	318
Peachland D.M.									
September 2009	19	0	0	0	22	0	0	0	41
September 2008	24	0	0	1	22	7	0	0	54
Reg. Dist. Sub. J - Westside									
September 2009	119	2	0	3	25	112	1	0	262
September 2008	221	0	0	18	64	553	1	0	857
Reg. Dist. Sub. I - Eastside									
September 2009	15	0	0	0	8	0	0	0	23
September 2008	7	0	0	0	20	0	1	0	28
Kelowna CMA									
September 2009	409	12	0	9	169	731	17	0	1,347
September 2008	716	0	0	28	442	2,334	22	89	3,631

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kelowna City									
September 2009	23	0	0	2	12	56	1	0	94
September 2008	50	0	0	1	14	251	2	0	318
Lake Country D.M.									
September 2009	5	0	0	0	2	0	0	0	7
September 2008	14	0	0	0	4	31	0	0	49
Peachland D.M.									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	0	0	0	0	0	0	0	0	0
Reg. Dist. Sub. J - Westside									
September 2009	30	0	0	1	0	0	1	0	32
September 2008	36	0	0	3	0	0	2	0	41
Reg. Dist. Sub. I - Eastside									
September 2009	1	0	0	0	0	0	0	0	1
September 2008	7	0	0	0	2	0	0	0	9
Kelowna CMA									
September 2009	59	0	0	3	14	56	2	0	134
September 2008	107	0	0	4	20	282	4	0	417
COMPLETED & NOT ABSORBED									
Kelowna City									
September 2009	74	1	0	7	46	131	0	0	259
September 2008	67	1	0	2	8	42	0	0	120
Lake Country D.M.									
September 2009	13	0	0	0	8	41	0	0	62
September 2008	14	0	0	1	13	13	0	0	41
Peachland D.M.									
September 2009	7	0	0	1	4	0	0	0	12
September 2008	1	0	0	0	5	0	0	0	6
Reg. Dist. Sub. J - Westside									
September 2009	51	0	0	2	19	79	0	0	151
September 2008	36	0	0	1	5	0	0	0	42
Reg. Dist. Sub. I - Eastside									
September 2009	0	0	0	0	2	0	0	0	2
September 2008	3	0	0	0	2	0	0	0	5
Kelowna CMA									
September 2009	145	1	0	10	79	251	0	0	486
September 2008	121	1	0	4	33	55	0	0	214

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept. 2009	Sept. 2008	Sept. 2009	Sept. 2008	Sept. 2009	Sept. 2008	Sept. 2009	Sept. 2008	Sept. 2009	Sept. 2008	% Change
Black Mountain	1	4	2	0	0	0	0	0	3	4	-25.0
Dilworth Mountain	1	0	6	0	0	0	0	0	7	0	n/a
Ellison/Joe Rich	3	0	0	2	0	0	0	0	3	2	50.0
Glenrosa	1	1	0	0	0	0	0	0	1	1	0.0
Glenmore	2	0	0	0	0	0	0	0	2	0	n/a
Kelowna Core Area	0	3	0	0	0	0	0	11	0	14	-100.0
Lake Country	0	0	0	0	0	0	0	0	0	0	n/a
Lakeview Heights	3	3	0	0	0	0	0	0	3	3	0.0
Lower Mission	0	1	0	4	0	0	0	0	0	5	-100.0
North Glenmore	2	4	0	0	0	0	0	0	2	4	-50.0
Peachland	1	1	0	0	0	0	0	0	1	1	0.0
Rutland	1	1	0	0	0	0	0	0	1	1	0.0
Southeast Kelowna	1	5	0	0	0	0	0	0	1	5	-80.0
Shannon Lake	2	2	0	2	0	0	0	0	2	4	-50.0
Upper Mission	6	8	0	0	0	0	0	0	6	8	-25.0
Westbank	1	6	0	0	0	0	46	0	47	6	**
West Kelowna	0	10	0	0	0	0	0	0	0	10	-100.0
Westside	9	23	0	0	0	0	0	0	9	23	-60.9
Kelowna CMA	31	81	2	8	0	0	46	11	79	100	-21.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Black Mountain	17	53	2	8	0	28	0	0	19	89	-78.7
Dilworth Mountain	6	7	12	16	0	0	0	0	18	23	-21.7
Ellison/Joe Rich	12	6	4	18	0	0	0	0	16	24	-33.3
Glenrosa	1	5	2	0	0	0	0	0	3	5	-40.0
Glenmore	3	20	0	2	0	0	0	0	3	22	-86.4
Kelowna Core Area	10	19	4	10	4	7	2	808	20	844	-97.6
Lake Country	0	19	0	4	0	19	0	0	0	42	-100.0
Lakeview Heights	9	21	0	8	0	4	0	0	9	33	-72.7
Lower Mission	2	10	2	4	0	0	0	206	4	220	-98.2
North Glenmore	21	55	0	2	0	20	0	0	21	77	-72.7
Peachland	12	19	2	0	20	20	0	0	34	39	-12.8
Rutland	10	26	2	2	0	4	0	92	12	124	-90.3
Southeast Kelowna	13	14	0	0	0	0	0	0	13	14	-7.1
Shannon Lake	23	54	0	2	0	9	0	66	23	131	-82.4
Upper Mission	32	104	0	4	0	60	0	0	32	168	-81.0
Westbank	8	22	0	0	0	4	46	0	54	26	107.7
West Kelowna	4	54	0	0	0	0	0	0	4	54	-92.6
Westside	21	38	0	0	0	0	0	0	21	38	-44.7
Kelowna CMA	344	843	38	66	24	195	48	1,187	454	2,291	-80.2

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept. 2009	Sept. 2008	Sept. 2009	Sept. 2008	Sept. 2009	Sept. 2008	Sept. 2009	Sept. 2008	Sept. 2009	Sept. 2008	% Change
Black Mountain	5	9	0	0	4	10	0	0	9	19	-52.6
Dilworth Mountain	1	0	0	0	0	0	0	0	1	0	n/a
Ellison/Joe Rich	1	7	0	2	0	0	0	0	1	9	-88.9
Glenrosa	0	0	0	0	0	0	0	0	0	0	n/a
Glenmore	3	10	2	0	0	0	0	149	5	159	-96.9
Kelowna Core Area	3	3	0	0	0	0	56	102	59	105	-43.8
Lake Country	0	5	0	4	0	0	0	31	0	40	-100.0
Lakeview Heights	2	0	0	0	0	0	0	0	2	0	n/a
Lower Mission	0	2	0	4	0	0	0	0	0	6	-100.0
North Glenmore	3	9	0	0	0	0	0	0	3	9	-66.7
Peachland	0	0	0	0	0	0	0	0	0	0	n/a
Rutland	4	0	0	0	0	0	0	0	4	0	n/a
Southeast Kelowna	0	2	6	0	0	0	0	0	6	2	200.0
Shannon Lake	2	9	0	0	0	0	0	0	2	9	-77.8
Upper Mission	7	17	0	0	0	0	0	0	7	17	-58.8
Westbank	2	4	0	0	0	0	0	0	2	4	-50.0
West Kelowna	2	11	0	0	0	0	0	0	2	11	-81.8
Westside	24	17	0	0	0	0	0	0	24	17	41.2
Kelowna CMA	54	115	12	10	4	10	56	282	126	417	-69.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Black Mountain	34	56	8	0	4	10	0	0	46	66	-30.3
Dilworth Mountain	3	19	8	2	0	0	0	0	11	21	-47.6
Ellison/Joe Rich	9	22	10	10	0	0	0	0	19	32	-40.6
Glenrosa	0	3	0	0	0	0	0	0	0	3	-100.0
Glenmore	17	25	4	0	10	6	67	217	98	248	-60.5
Kelowna Core Area	13	22	16	0	0	0	460	107	489	129	**
Lake Country	10	81	0	6	19	38	72	113	101	238	-57.6
Lakeview Heights	21	37	16	2	4	0	0	62	41	101	-59.4
Lower Mission	11	17	2	4	0	58	0	355	13	434	-97.0
North Glenmore	39	55	2	14	12	40	60	264	113	373	-69.7
Peachland	18	18	2	14	24	34	0	0	44	66	-33.3
Rutland	21	19	4	14	8	0	92	125	125	158	-20.9
Southeast Kelowna	7	15	6	2	0	0	0	0	13	17	-23.5
Shannon Lake	32	46	6	0	0	0	150	0	188	46	**
Upper Mission	86	151	2	8	8	0	0	0	96	159	-39.6
Westbank	16	51	2	8	0	8	112	56	130	123	5.7
West Kelowna	27	68	0	0	0	0	0	0	27	68	-60.3
Westside	37	51	0	0	0	0	0	0	37	51	-27.5
Kelowna CMA	451	678	80	84	90	194	1213	1301	1834	2357	-22.2

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	(%)	Units	(%)	Units	(%)	Units	(%)	Units	(%)			
[illegible]													
September 2009	0	0.0	0	0.0	4	80.0	1	20.0	0	0.0	5	--	--
September 2008	0	0.0	0	0.0	1	14.3	5	71.4	1	14.3	7	--	--
Year-to-date 2009	1	2.8	5	13.9	20	55.6	6	16.7	4	11.1	36	555,450	598,517
Year-to-date 2008	0	0.0	8	13.8	29	50.0	19	32.8	2	3.4	58	578,198	593,757
[illegible]													
September 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
September 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	5	62.5	0	0.0	3	37.5	8	--	--
Year-to-date 2008	1	5.9	0	0.0	4	23.5	9	52.9	3	17.6	17	666,800	669,125
[illegible]													
September 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
September 2008	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	--	--
Year-to-date 2009	1	10.0	4	40.0	4	40.0	0	0.0	1	10.0	10	523,950	543,039
Year-to-date 2008	1	5.3	6	31.6	4	21.1	6	31.6	2	10.5	19	592,950	596,238
[illegible]													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
[illegible]													
September 2009	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	--	--
September 2008	1	33.3	0	0.0	0	0.0	2	66.7	0	0.0	3	--	--
Year-to-date 2009	2	11.8	0	0.0	1	5.9	2	11.8	12	70.6	17	997,395	1,642,529
Year-to-date 2008	2	11.8	0	0.0	1	5.9	7	41.2	7	41.2	17	729,000	801,523
[illegible]													
September 2009	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	--	--
September 2008	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	--	--
Year-to-date 2009	4	25.0	3	18.8	7	43.8	0	0.0	2	12.5	16	537,845	714,468
Year-to-date 2008	16	72.7	1	4.5	2	9.1	1	4.5	2	9.1	22	597,400	679,083
[illegible]													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2008	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
Year-to-date 2009	0	0.0	2	13.3	8	53.3	2	13.3	3	20.0	15	569,900	964,226
Year-to-date 2008	10	13.5	14	18.9	32	43.2	9	12.2	9	12.2	74	549,900	585,651
[illegible]													
September 2009	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
September 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	3	12.0	5	20.0	17	68.0	25	943,950	1,322,743
Year-to-date 2008	0	0.0	1	2.8	2	5.6	6	16.7	27	75.0	36	1,099,000	1,344,965
[illegible]													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2008	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2009	2	16.7	0	0.0	3	25.0	5	41.7	2	16.7	12	647,645	857,784
Year-to-date 2008	0	0.0	0	0.0	3	17.6	10	58.8	4	23.5	17	659,900	951,159

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
[illegible]													
September 2009	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	--	--
September 2008	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
Year-to-date 2009	0	0.0	1	2.5	7	17.5	12	30.0	20	50.0	40	752,743	752,860
Year-to-date 2008	1	1.8	0	0.0	6	10.7	27	48.2	22	39.3	56	734,850	776,107
[illegible]													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	2	18.2	1	9.1	3	27.3	3	27.3	2	18.2	11	639,000	1,174,477
Year-to-date 2008	1	5.9	3	17.6	10	58.8	3	17.6	0	0.0	17	529,900	546,404
[illegible]													
September 2009	0	0.0	5	71.4	1	14.3	0	0.0	1	14.3	7	--	--
September 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	3	15.0	10	50.0	1	5.0	4	20.0	2	10.0	20	481,648	541,849
Year-to-date 2008	5	26.3	7	36.8	3	15.8	2	10.5	2	10.5	19	479,900	562,440
[illegible]													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2008	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2009	3	42.9	0	0.0	0	0.0	1	14.3	3	42.9	7	--	--
Year-to-date 2008	4	26.7	0	0.0	0	0.0	3	20.0	8	53.3	15	849,900	945,552
[illegible]													
September 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
September 2008	2	40.0	0	0.0	1	20.0	2	40.0	0	0.0	5	--	--
Year-to-date 2009	1	3.3	3	10.0	12	40.0	10	33.3	4	13.3	30	569,900	620,866
Year-to-date 2008	6	15.8	5	13.2	13	34.2	11	28.9	3	7.9	38	578,625	609,851
[illegible]													
September 2009	0	0.0	1	10.0	3	30.0	5	50.0	1	10.0	10	626,769	666,394
September 2008	0	0.0	0	0.0	4	20.0	10	50.0	6	30.0	20	665,198	751,982
Year-to-date 2009	1	1.1	8	8.5	25	26.6	25	26.6	35	37.2	94	682,225	756,161
Year-to-date 2008	1	0.7	3	2.2	31	23.0	49	36.3	51	37.8	135	685,000	841,157
[illegible]													
September 2009	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	--	--
September 2008	0	0.0	5	62.5	3	37.5	0	0.0	0	0.0	8	--	--
Year-to-date 2009	0	0.0	6	37.5	8	50.0	1	6.3	1	6.3	16	524,895	671,436
Year-to-date 2008	0	0.0	32	64.0	15	30.0	2	4.0	1	2.0	50	491,488	563,492
[illegible]													
September 2009	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	5	--	--
September 2008	0	0.0	1	16.7	4	66.7	1	16.7	0	0.0	6	--	--
Year-to-date 2009	5	14.7	17	50.0	8	23.5	2	5.9	2	5.9	34	485,475	536,728
Year-to-date 2008	0	0.0	25	41.7	29	48.3	6	10.0	0	0.0	60	515,428	518,431
[illegible]													
September 2009	15	68.2	4	18.2	1	4.5	0	0.0	2	9.1	22	364,900	417,609
September 2008	11	64.7	5	29.4	0	0.0	0	0.0	1	5.9	17	369,900	451,276
Year-to-date 2009	15	42.9	15	42.9	3	8.6	0	0.0	2	5.7	35	425,360	432,607
Year-to-date 2008	32	61.5	15	28.8	0	0.0	0	0.0	5	9.6	52	379,900	468,412
[illegible]													
September 2009	16	20.5	21	26.9	15	19.2	13	16.7	13	16.7	78	513,450	609,725
September 2008	15	15.5	11	11.3	21	21.6	30	30.9	20	20.6	97	619,900	652,340
Year-to-date 2009	40	8.4	83	17.4	148	31.0	83	17.4	124	25.9	478	585,450	749,639
Year-to-date 2008	80	11.1	123	17.0	192	26.6	178	24.7	149	20.6	722	599,000	698,012

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2009						
Submarket	Sept 2009	Sept 2008	% Change	YTD 2009	YTD 2008	% Change
Black Mountain	--	--	n/a	598,517	593,757	0.8
Dilworth Mountain	--	--	n/a	--	669,125	n/a
Ellison/Joe Rich	--	--	n/a	--	596,238	n/a
Glenrosa	--	--	n/a	--	--	n/a
Glenmore	--	--	n/a	1,642,529	801,523	104.9
Kelowna Core Area	--	--	n/a	714,468	--	n/a
Lake Country	--	--	n/a	964,226	585,651	64.6
Lakeview Heights	--	--	n/a	1,322,743	1,344,965	-1.7
Lower Mission	--	--	n/a	857,784	951,159	-9.8
North Glenmore	--	--	n/a	752,860	776,107	-3.0
Peachland	--	--	n/a	--	546,404	n/a
Rutland	--	--	n/a	541,849	562,440	-3.7
Southeast Kelowna	--	--	n/a	--	945,552	n/a
Shannon Lake	--	--	n/a	620,866	609,851	1.8
Upper Mission	666,394	751,982	-11.4	756,161	841,157	-10.1
Westbank	--	--	n/a	671,436	563,492	19.2
West Kelowna	--	--	n/a	536,728	518,431	3.5
Westside	417,609	451,276	-7.5	432,607	468,412	-7.6
Kelowna CMA	609,725	657,340	-7.2	749,617	810,015	-7.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Kelowna
September 2009

		Single Detached				Townhouse				Apartment Condo			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2008	January	163	1,250	13	491,497	24	182	13	315,602	61	651	9	299,067
	February	193	1,370	14	541,184	43	176	24	341,035	83	714	12	279,527
	March	234	1,476	16	533,714	28	192	15	355,929	114	855	13	277,698
	April	269	1,877	14	596,320	28	281	10	380,818	93	958	10	286,624
	May	223	2,055	11	564,379	26	303	9	354,405	72	1,045	7	297,594
	June	186	2,186	9	594,584	36	317	11	361,919	68	1,082	6	332,832
	July	155	2,357	7	544,688	27	332	8	354,815	74	1,120	7	315,707
	August	142	2,379	6	554,676	26	390	7	408,772	60	1,123	5	284,353
	September	144	2,358	6	495,898	19	392	5	381,068	56	1,116	5	281,955
	October												
	November												
	December												
2009	January	60	1,823	3	411,943	10	303	3	347,390	25	806	3	262,532
	February	91	1,859	5	446,733	12	344	3	299,408	28	868	3	232,761
	March	142	1,979	7	437,118	25	380	7	320,512	43	940	5	253,706
	April	177	2,079	9	460,406	27	378	7	320,089	60	923	7	243,386
	May	216	2,068	10	501,617	37	363	10	320,767	71	988	7	279,935
	June	250	2,106	12	476,051	44	367	12	307,382	75	992	8	242,966
	July	249	2,131	12	506,555	42	343	12	367,148	102	919	11	262,601
	August	200	2,072	10	522,167	44	343	13	337,780	65	948	7	250,896
	September	229	207	11	481,946	38	313	12	325,755	69	1,000	7	267,494
	October												
	November												
	December												
	YTD 2008	1,711	1,923	11	550,460	256	285	11	360,195	681	963	8	295,721
	YTD 2009	1,615	2,014	9	481,757	280	348	9	330,094	539	932	6	256,942
	% Change	-6	5	-18	-12	9	22	-18	-8	-21	-3	-25	-13

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the OMREB. Townhouse and apartment data does not include Big White.

Source: Okanagan Mainline Real Estate Board (OMREB)

Table 6: Economic Indicators
September 2009

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Kelowna Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	123.3	109.9	92.1	5.0	64.6	760
	February	718	7.25	7.29	123.4	110.3	93.0	4.5	64.5	765
	March	712	7.15	7.19	124.2	110.8	94.1	4.6	65.3	766
	April	700	6.95	6.99	124.2	111.8	95.3	4.2	66.6	767
	May	679	6.15	6.65	123.8	112.8	95.3	4.4	65.8	770
	June	710	6.95	7.15	123.7	113.6	95.5	4.2	65.7	778
	July	710	6.95	7.15	123.8	114.2	96.4	4.4	65.4	783
	August	691	6.65	6.85	123.7	114.0	98.3	4.2	66.9	783
	September	691	6.65	6.85	123.6	114.1	98.2	5.3	66.9	785
	October	713	6.35	7.20	122.2	112.8	97.2	5.7	67.2	788
	November	713	6.35	7.20	120.3	112.3	94.2	8.1	65.9	792
	December	685	5.60	6.75	120.2	111.4	93.1	6.8	64.9	794
2009	January	627	5.00	5.79	119.2	111.4	93.0	6.5	64.4	795
	February	627	5.00	5.79	115.9	111.9	94.3	5.9	64.6	798
	March	613	4.50	5.55	114.6	112.0	92.3	7.2	64.4	796
	April	596	3.90	5.25	113.3	112.1	89.2	9.2	64.1	797
	May	596	3.90	5.25	113.7	112.9	88.4	11.3	64.3	794
	June	631	3.75	5.85	112.8	112.8	88.8	11.8	65.0	795
	July	631	3.75	5.85	113.5	112.4	93.0	10.4	65.7	791
	August	631	3.75	5.85	113.7	112.8	95.8	8.5	66.9	796
	September	610	3.70	5.49		112.7	98.6	8.0	67.3	802
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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